



October 18, 2014

Dear Homeowners,

Pursuant to our documents, the board has approved distributing to the owners a proposed budget for 2015 with an assessment increase of \$12 monthly (4.7%) (see attached). As we age our expenses continue to go up, particularly exterior maintenance. We spend virtually no money on things that are optional or amenities. Rather we spend to maintain our property values and improve owner enjoyment. And it is critical that we continue to fund our reserves aggressively. There are some big capital expenses ahead of us – not tomorrow, but eventually. Our Reserve Study estimates that siding replacement will need to be done beginning in 2031, and that it will cost over \$1/2 million in future dollars. By comparison the roofs cost us about \$350K. When the time comes we will want this project to work as well as the roofs did... with most of the cost in the bank and no loan. The board will vote on this proposed budget at our November meeting. Keep in mind that Palatine raised its tax rate by over 21% this year.

We have been made aware that an owner with a basement has learned his property has a serious Radon problem. Radon gas is a powerful carcinogen and, if higher than a certain level, should be remediated immediately. You should be able to acquire a Radon test kit at a home improvement store or on Amazon, or hire a contractor to do it for you. If you have a rating above 4 (our owner's was 23 – very serious!) you should take immediate steps to reduce it. You can expect that to cost in the range of \$1,200. We do not know if homes without basements are at risk. More information can be found at...

<http://www.radonzone.com/radon-detector.html?gclid=ClINrvO3lsECFdRaMgodKAwArw>

The green door roof remediation has been completed. We are all hopeful that this will make a difference this winter. Please remember that removing snow from the roofs is an owner responsibility (cost), but that because of safety concerns and to protect our roof warranty this work must be done by an association-approved contractor and not by the owner. Please contact DD if you believe that you need snow removed from your roof.

It has been pointed out that Charter Hall Drive may be "sinking" a bit, causing a "bump" when entering some driveways. The street and its maintenance is a Palatine responsibility. You can contact the Palatine Public Works (streets) department at 847-202-6969 if you have concerns. The board believes that the entire street should be replaced, but we are not holding our breath that that will happen anytime soon.

Recently an owner had her wallet stolen from her car while it was parked in her driveway. Please remember to keep your car locked when it is not inside your garage.

Palatine has a reverse 911 system to inform you of emergency situations. The system already knows your landline phone number, if you have one, and can contact you on it if needed. You can add your cell number or email address by searching "emergency" from Palatine's homepage. While you are there you may want to read about signing up for the

negotiated aggregation rate for electricity if you have not already done so. This could save you up to 17% on the cost of electricity, according to Palatine.

Once again the association will provide you with ice melt if your supply gets low. Please contact DD if you need another bucket. It is your responsibility to maintain a safe condition on your driveway, personal sidewalk, patio and stoop. The association will apply ice melt property-wide when a major ice storm is predicted by the NWS. The public sidewalks are owned by Palatine and they do not apply ice melt.

We would like you to reaffirm your permission to send non-material communications such as newsletters via email. Please contact DD if you do not want to receive messages by email. By using email we can get information to you a bit quicker and save a few pennies. Some of our owners have told us that our emails end up in their junk folders. You may be able to prevent that by adding DD to your email client's "white list".

The contract with an attorney to represent us in front of the Cook County Board of Review was signed, and the deadline to appeal was October 17th. More than 7 owners signed up so if we are successful in our appeal we will owe the attorney 25% of the first year's tax bill reduction. The assessment cycle is 3 years, so the reduction should continue until tax year 2015, 2 years from now. There will be no additional attorney fees owed during those 2 years. But again... this is an appeal of the property valuation, not the tax rates – which cannot be appealed. It is the higher tax rates that are causing the vast majority of the big increase this year. Therefore we wouldn't expect any reduction to be very much.

We will begin the fall landscaping improvements shortly, primarily sod replacement. We do this in the fall because the improvements are more water tolerant now. Never-the-less it is your responsibility to make sure that all new landscaping gets at least an inch of water per week for 3 weeks, whether by watering for 30 minutes twice a day or from rain. You are responsible for the cost of replacing any landscaping which dies for lack of water.

We will be doing a fall roof inspection and gutter cleaning in November. This might serve as a reminder to you to consider having your dryer ductwork and vent cleaned, which is an owner responsibility. Doing this may improve dryer efficiency, lower costs, and reduce the risk of fire. As with roof snow removal, the association must approve in advance the selection of any contractors who will work on your roof to protect our warranty.

Finally we would like to remind you again that any exterior property additions or alterations require you to submit an A&A form and get board approval before you begin work.

Please file this newsletter with your other important Charter Hall documents for future reference.

As always, please contact us with any questions, issues, or suggestions. You can email us at info@desirablewellings.com, or call Desirable Dwellings at 847-776-8222. Remember – we can't fix what we don't know about.

Thank you.
The Board of Directors